

Bowser Pump Plant

Fort Wayne, Allen County

Revised: October 4, 2001

Site Location and Description

The site is located approximately 1-1/4 mile southeast of downtown Fort Wayne. More specifically, the site is described as part of the Southeast quarter of Section 12, Township 30 North, Range 12 East, Fort Wayne East USGS 7.5 Minute quadrangle, Fort Wayne, Allen County, Indiana. The subject property consists of three, rectangular-shaped parcels of land comprising a total of approximately 12 acres. The parcels, A, B, and C are located west, middle, and east across the site, respectively.

Avenue separates Parcels A and B, and Holton separates Parcels B and C. The parcels are surrounded by a police station and commercial properties to the north, and residential properties to the south, east,



Bowser Avenue immediately property to and west.

Site Uses and Past Activities

Bowser Pump Plant was a manufacturer of oil handling and measuring apparatus, and oil and gasoline storage tanks and pumps from 1885 until the 1962. The facility included 11 large, masonry and metal, warehouse and factory buildings dated from the 1890's to the mid 1930's. In addition to these buildings, a brass and gray iron foundry occupied a portion of Parcel A, from approximately 1902 until 1918. Multiple types of manufacturing/industrial activities were conducted on the subject parcels from 1964 to 1997, including warehousing, cast plating, and steel fabrication. Fort Wayne Recycling, Inc. sublet portions of the property in 1994, to recycle automobile tires. In September 1997, approximately 600,000 illegally stored tires caught fire and burned for three days. Since the fire, all debris has been removed and all the buildings have been demolished. The new beryllium closure levels under the RISC program are substantially higher than the cleanup goals established under VRP. IDEM believes that

Contaminants and Impacts

Surface soil, subsurface soil, and ground water on-site has been extensively sampled during several investigative events from 1998 through 2000. A variety of contaminants were detected in surface soil on Parcels A and B at low concentrations. IDEM's Voluntary Remediation Program's, Tier II Cleanup Goals for the Residential Land-Use Scenario, are being used as the standard for cleaning up the soil. The following is a brief summary of the standards as they apply to the Bowser site.



Parcel A: The metals beryllium and lead, were detected in surface soil (0-12 inches below ground surface) at some sampling locations at concentrations slightly above residential standards. A wide range of organic contaminants were also detected at some locations. These compounds included volatile organics (VOCs), pesticides, PCBs, and semi-volatile organics (SVOCs). None of the reported concentrations for the organic compounds exceeded residential standards, however.



Parcel B: The metal beryllium was detected in surface soil at several locations, at concentrations above residential land use standards. The new beryllium closure levels under the RISC program are substantially higher than the cleanup goals established under VRP. IDEM believes that the slightly elevated levels of beryllium pose little threat to future land owner. The new standards under RISC are much less stringent because the toxicity data for beryllium is much less hazardous to human health than when the VRP standards were established. A wide range of organics were also detected including VOCs, pesticides, PCBs, and SVOCs. Pesticide and PCB compounds were only occasionally detected, however. A significant release of pesticides or PCBs is not suggested by the available data. In sum, there were no single organic chemical concentrations which exceeded residential surface soil standards.

Lead Agency

IDEM in conjunction with the Indiana Development Finance Authority and the U.S. Environmental Protection Agency.

Community Concerns

The City of Fort Wayne's Redevelopment Commission and the US EPA have hosted several public meetings throughout the redevelopment process. The key community concerns have included how the site will be redevelopment and when, the types and amount of contamination on-site, and whether the contamination is dangerous to humans.



Actions Taken



**Indiana Department of Environmental Management
Office of Land Quality or Environmental Response**

The City of Fort Wayne was awarded an Indiana Brownfields Low-Interest Loan by the Indiana Development Finance Authority in January, 1998. The awarded funding has been used to demolish existing structures and will be used to remediate the property. A Brownfields Environmental Assessment was completed by IDEM in October 1998 under a Cooperative Agreement with the U.S. EPA Region V Office. The assessment involved a geophysical survey of select areas where underground storage tanks (UST) are suspected to exist and a surface soil sampling event implemented in locations of environmental concern.

Current Status

All three parcels are in the process of being redeveloped. Parcels A and B are vacant. Parcel C has been improved with new infrastructure and two residential houses.

Future Actions

Parcels A and B will be remediated prior to redevelopment. All three parcels have different redevelopment plans. Remedial efforts and redevelopment plans are discussed below.

Parcel A: surface soil, to an approximate depth of 12 inches below ground surface, will be removed. The redevelopment plan is to build 40-50 housing units for senior citizens. The homes would be condominiums and seniors would live independently. Financing is currently being arranged.

Parcel B: fill material has been transported to the sites to bring the property up to grade with the surrounding areas. The beryllium and arsenic levels on-site are presumed to be due to elevated background levels. The City of Fort Wayne will need to investigate beryllium and arsenic levels in parcel B to demonstrate that the contaminants levels are indeed due to naturally occurring background levels. A risk assessment on the property may be necessary. The redevelopment plan includes the development of a parking lot on the northern third of the parcel to serve the adjacent police station. The remaining portion of the parcel will be dedicated to single family homes. A green space buffer will divide the two land uses. Financing is currently being arranged.



Parcel C: infrastructure work including a new road, sidewalks, utilities, etc. has been completed. Two, two-story homes have been built to date with eight more planned. Each home is a minimum of

Brownfields Program Sites

Bowser Pump Plant
Site # BFD4960018

1,700 square feet above grade, and costs from \$90,000 to \$125,000. The new neighborhood is called Phoenix Place.

Cost Estimates

Amount of loan awarded: \$500,000.00.

IDEM Brownfields Environmental Assessments are paid for out of a grant from the US EPA at no cost to the recipient.

For More Information

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